

TO LET



Reliance Wharf, Hertford Road, Hoxton, N1

£2,400.00 PCM

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Property Description

This stunning one bedroom top floor apartment situated in this fantastic development along regent's canal. The property boasts an open plan reception and fully integrated kitchen, a good sized bedroom with built in wardrobes and a private balcony with a stunning view of the canal and a stylish three piece family bathroom.

Reliance Wharf is in a desirable location around a mile from Old Street tube, bringing the best of London close to home and also located within easy reach of Islington's Upper Street with its eclectic mix of shops, bars and restaurants, vibrant Shoreditch and fashionable Hoxton. The nearest Underground station can be found at Old Street (Northern line). Haggerston (Overground network) is also close at hand providing easy access to the City and Canary Wharf. New North Road provides excellent bus links to the City, the West End and beyond.

The apartment is finished to a high standard and enjoys fabulous views over the Canal.



Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

Material Information

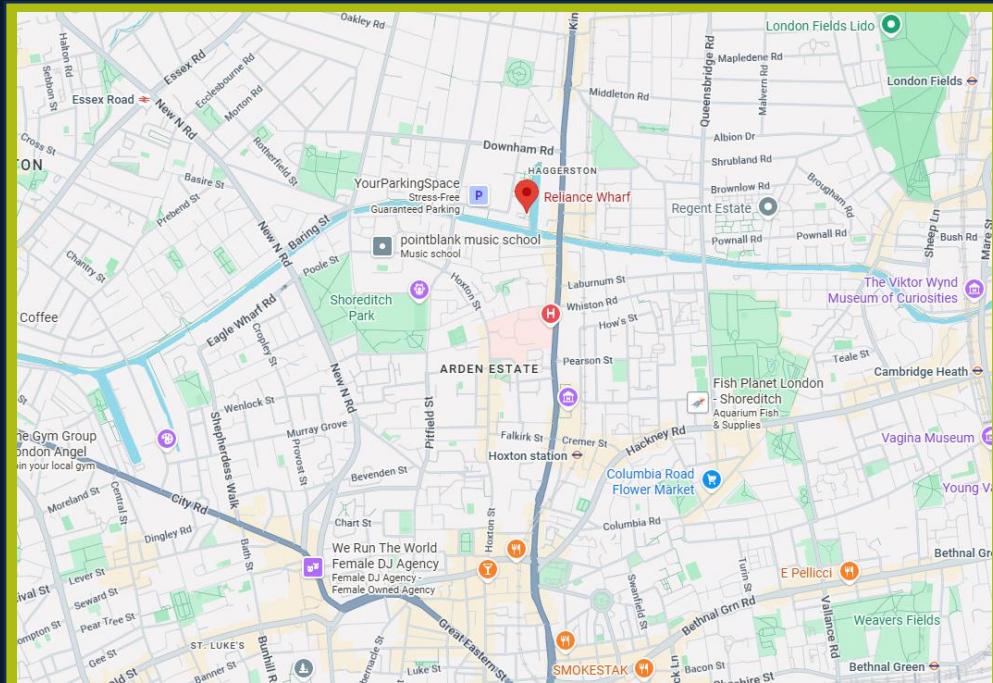
Date Available – 16/02/2026

Holding deposit amount – £553

Security Deposit amount (Five weeks rent) – £2,769.00

Council Tax Band – C

Local Authority – Hackney Council



Property Type

Apartment (Fourth Floor)



Construction Type

Brick



Parking

No Parking



Listed Building Status

None



Water Supply

Thames Water



Electricity Supply

Mains



Heating

Electric



Broadband

Cable



Mobile Signal

Good Coverage



Flood Risk

Has the property been flooded in the past five years: **NO**

Level of Risk: **None**

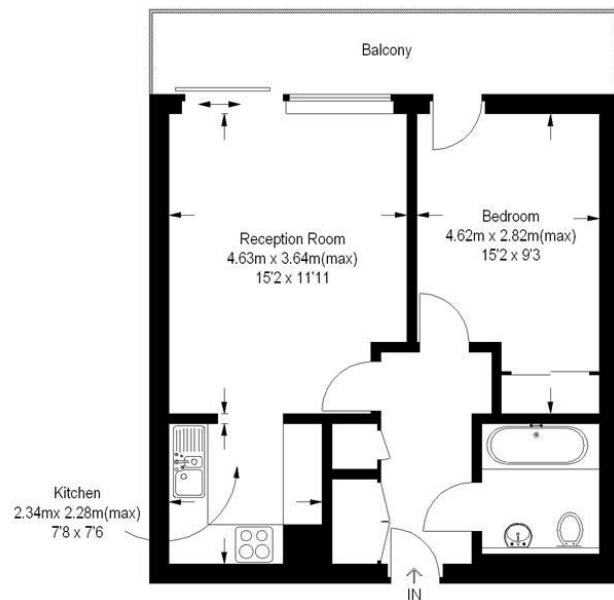


Proposed Development in Immediate Locality?

None

Reliance Wharf, N1

Approximate Gross Internal Area
46 sq m / 495 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.

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45 Bedford Hill,
London, SW12 9EY
020 8673 4666

Colliers Wood & Wimbledon
30 Watermill Way,
London, SW19 2RT
020 8090 9000

Streatham
432/434 Streatham High Road
London, SW16 3PX
020 8679 9889



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100	A	
81-91	B	86
69-80	C	80
55-68	D	
39-54	E	
21-38	F	
1-20	G	

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